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property professionals

**Ravensworth Road,  
Dunston, Gateshead, NE11 9AD**

- Refurbished two-bedroom, ground-floor flat.
- Ideally located near essential local amenities.
- Offered with no onward chain.
- Attractive to first-time buyers or as a rental investment.

**£87,500**

**EPC Rating C (70)**





## Property Description

This refurbished two-bedroom ground-floor flat is ideally situated close to essential local amenities and is offered with no onward chain, making it an excellent choice for first-time buyers or as a valuable addition to a rental portfolio. The flat boasts a secure long leasehold of 966 years, features a C-rated Energy Performance Certificate (70), and benefits from being in the most economical Council Tax Band A. The layout includes a lobby, a hallway, a spacious storage cupboard, two bedrooms, a living room, a kitchen, and a bathroom. Additionally, there is a yard at the back, which is shared with the flat above. The property is equipped with gas central heating via a combi boiler and uPVC double glazing. Virtual tours are available to view this home at your convenience.



#### LOBBY

3' 5" x 3' 2" (1.05m x 0.98m) uPVC double glazed entrance door, door leads to the hallway.

#### HALLWAY

14' 7" x 3' 2" (4.46m x 0.98m) Large storage cupboard, doors lead to the bedrooms and lounge.

#### BEDROOM 1 (TO THE FRONT)

14' 5" x 13' 0" (4.41m x 3.97m) Bay with uPVC double glazed windows, feature marble fire surround (fireplace currently covered over), single radiator, telephone point and TV cables. Picture rail, moulded coricing and centre light rose.



#### BEDROOM 2 (TO THE REAR)

10' 9" x 7' 1" (3.28m x 2.18m) uPVC double glazed window and a single radiator.

#### LOUNGE

14' 4" x 12' 5" (4.37m x 3.81m) uPVC double glazed window, double radiator, telephone point and a door leading to the kitchen.

#### KITCHEN

12' 0" x 7' 4" (3.66m x 2.26m) Fitted with a range of wall and base units with contrasting laminate worktops and part tiled walls. Space for a gas cooker and for other appliances including plumbing for a washing machine. Stainless steel sink with mixer tap, wall mounted gas combi central heating boiler, tiled floor, wall extractor fan, double radiator, uPVC double glazed window and matching rear exit door to yard and a door leads on to the bathroom.



#### BATHROOM

7' 1" x 6' 10" (2.16m x 2.10m) A white suite featuring a panelled bath with shower fitment, pedestal wash basin, WC, tiled walls and floor, uPVC double glazed window, double radiator and a wall mounted extractor fan.

#### EXTERNAL

Self-contained yard to the rear which is shared with the upper flat. Cold water supply tap.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (70). Please speak to a member of staff for a copy of the full Energy Performance Certificate.





#### COUNCIL TAX

The property is in Council Tax band A, which is currently £1,634 P.A.

#### TENURE

We understand the property is leasehold with a 999 lease which began on the 10th April 1992 leaving 966 years currently remaining.

#### SELECTIVE LICENCE

We can confirm that this property is not currently located within a Selective Licensing Zone.

#### BROADBAND SPEEDS AVAILABLE

Average download speed of the fastest package currently available at this postcode is Ultrafast 1000Mb. Suitable for web & social, flawless video calls, 4K streaming and online gaming. We would recommend contacting a supplier to get the most accurate and up to date data.

#### MOBILE PHONE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)

#### VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

#### MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.



#### MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

#### AGENTS NOTE

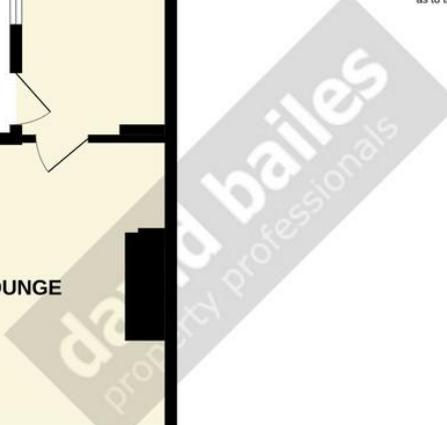
Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.

GROUND FLOOR  
62.5 sq.m. (673 sq.ft.) approx.



TOTAL FLOOR AREA : 62.5 sq.m. (673 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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